

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in York Hall, Yorktown, Virginia, on the _____ day of _____, 2005:

Present

Vote

James S. Burgett, Chairman
Walter C. Zaremba, Vice Chairman
Sheila S. Noll
Kenneth L. Bowman
Thomas G. Shepperd, Jr.

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A USED CAR DEALERSHIP WITHOUT AUTO BODY REPAIR AND PAINTING LOCATED AT 8017 GEORGE WASHINGTON MEMORIAL HIGHWAY (ROUTE 17)

WHEREAS, Specialty Motorsports and Collectibles, has submitted Application No. UP-668-05, which requests a Special Use Permit, pursuant to Section 24.1-306 [Category 12, No. 5(a)] of the York County Zoning Ordinance, to authorize the establishment of a used car sales lot, without auto body work and painting on a 1-acre parcel of land located at 8017 George Washington Memorial Highway (Route 17) at its intersection with Fort Eustis Boulevard (Route 105) and further identified as Assessor's Parcel No. 24-68-1(GPIN Q08B-3974-3734); and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends denial of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the ____ day of _____, 2005, that Application No. UP-668-05 be, and it is hereby, approved to authorize the establishment of a used car sales lot, without auto body work and painting on a 1-acre parcel of land located at 8017 George Washington Memorial Highway (Route 17) at its intersection with Fort Eustis Boulevard (Route 105) and further identified as Assessor's Parcel No. 24-68-1(GPIN Q08B-3974-3734) subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a used car sales lot without auto body work and painting on a 1-acre parcel of land located at 8017 George Washington Memorial Highway (Route 17) at its intersection with Fort Eustis Boulevard (Route 105) and further identified as Assessor's Parcel No. 24-68-1(GPIN Q08B-3974-3734).
2. A site plan prepared in accordance with the provisions set forth in Article V of the Zoning Ordinance shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance, prior to the commencement of any activities on the site. Said site plan shall be in substantial conformance with the plan titled "Specialty Motorsports & Collectibles Site Plan" prepared by Mickiewicz Robertson & Associates, Ltd. and dated April 18, 1986. The plan must delineate the car display area on the site plan with the required parking spaces, pursuant to Section 24.1-606 of the Zoning Ordinance.
3. The used car sales lot shall comply with the performance standards set forth in Sections 24.1-475, *Standards for all motor vehicle and transportation related uses* of the Zoning Ordinance.
4. No construction activity or parking lot modifications that would reduce the number of parking spaces below the minimum number required for the use, as set forth in Section 24.1-606 of the Zoning Ordinance, shall be permitted.
5. The existing entrance located along George Washington Memorial Highway (Route 17) shall be closed and curbing placed along the inferior side of the former entrance so as prevent the movement of traffic from the parcel onto George Washington Memorial Highway (Route 17). The existing driveway apron shall be removed and the area between the roadway shoulder and the on-site curbing shall be landscaped.
6. Pursuant to Chapter 23.2, Chesapeake Bay Preservation Areas, of the York County Code, a Natural Resources Inventory shall be submitted with the site plan. Development of the property shall comply with all applicable requirements of Section 24.1-376, *WMP-Watershed management and protection area overlay district*.

7. The existing building shall be renovated in accordance with the provisions set forth in Section Route 17 Corridor Overlay District. Specifically, the building façade shall be brick veneer façade and the canopy shall be reconstructed to have the appearance of a mansard style roof designed using materials compatible with the Patriot's Square shopping center.
8. The site shall be landscaped to comply with the landscape planting standards specified by Section 24.1-242 of the Zoning Ordinance. To ensure an attractive road frontage, the front landscape yards along Fort Eustis Boulevard (Route 105) shall be landscaped to achieve the Landscape Credit Unit (LCU) requirements for a 35-foot Greenbelt, as specified by Section 24.1-245, and the George Washington Memorial Highway (Route 17) frontage shall be required to achieve 50 LCU's per 100 feet of frontage. Side yard plantings shall meet minimum ratios for side yards as specified in Section 24.1-242(h) and shall consist of a minimum of 50% evergreen shrubs with remaining plantings to be a mix of evergreen and deciduous trees. These planting areas shall not be located within any vehicular access/egress easements.
9. Freestanding identification signage for the used car sales lot shall be limited to a single monument sign, pursuant to the requirements for Limited Business monument signs (40 square feet) in the Zoning Ordinance, Section 24.1-703. Fascia materials used on the sign shall match that of the proposed building façade. No signage shall be permitted on the canopy, pursuant to Section 24.1-475(d) of the Zoning Ordinance.
10. Freestanding and building lighting shall be full cut-off fixtures that are shielded and directed downward to prevent off-site illumination. Illumination levels shall not exceed 0.5 foot candle at any exterior property line. All lighting fixtures shall use full cut-off, shielded fixtures and shall be installed with flat lenses angled level to the ground. All lighting schemes and lighting fixtures shall be consistent with the lighting recommended by the Illumination Engineering Society of North America (IESNA). A lighting plan indicating manufacturer's specifications for all fixtures and illumination levels for the development site shall be submitted for review and approval by the Plan Approval Agent at time of application for site plan approval.
11. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the Resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to application for site plan approval or issuance of a Certificate of Occupancy, whichever occurs first.